



# Town of Groton - Public Works

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## Meeting Minutes

### Permanent School Building Committee

**Chairman Rick DeMatto, Vice-Chairman W. Gordon Lange, Robert J. Austin-LaFrance, Richard Monteiro, Robert Morrison, David Russell, and John Webster.**

Thursday, April 6, 2006

6:30 PM

Town Hall Annex - Community Room 1

#### Regular Meeting

#### 1. ROLL CALL

Members Present: Chairman Rick DeMatto, Robert J. Austin-LaFrance, Gordon Lange, Richard Monteiro, Robert Morrison and David Russell  
Members Absent: John Webster

*Staff: Rick Norris, Project Manager - School Construction, Wes Greenleaf, Director of School Buildings & Grounds, and Colleen Quattromani, Recorder.*

*Also present: David Miner, RTM Representative, Catherine Kolnaski, Town Councilor and G. Michael Hewitt, Board of Education Liaison.*

*The meeting was called to order at 6:33 pm.*

#### 2. RECEIPT OF CITIZEN'S PETITIONS, COMMENTS AND CONCERNS

*None.*

#### 3. APPROVAL OF MINUTES

##### a) March 16, 2006

*A motion to approve the meeting minutes of March 16th was made by Mr. Austin-LaFrance and seconded by Mr. Russell. The motion passed with one abstention by Vice-Chairman Lange.*

#### 4. COMMUNICATIONS AND REPORTS (other than Subcommittee reports)

##### (a) PSBC Members

*Chairman DeMatto reported receiving notice from the Town Clerk that he, Vice-Chairman Lange, and Mr. Monteiro had all be reappointed to the Permanent School Building Committee.*

##### (b) Department of Public Works Staff

*Mr. Norris, handed out copies of several pieces of correspondence he had received including letters from Mr. Greenleaf and JCJ Architecture on their studies on the use of geothermal technology in the projects and a letter from the State approving the use of the Merritt property for temporary parking during construction at Fitch High School.*

*Mr. Norris also received letters from the Planning Department approving the site plans for each of the three schools. There are still some technical issues to be addressed in the plans. Mr. Norris explained in detail the steps remaining in the approval process.*

*Mr. Norris then spoke about the Fire Marshall's continued concerns about water issues at the Northeast Academy Elementary School. Mr. Celella, JCJ Architecture, and Mr. Norris met with the Fire Marshall to show how the proposed use of a water supply from Ann Avenue would meet his temporary requirements for the facility. Mr. Norris spoke briefly about some of the possible permanent solutions the Public Works Department is considering for the amount of water supplied for the area. Chairman DeMatto asked that this subject be discussed again at the next meeting of the PSBC.*

*Comments have been received from the independent review of the elementary school projects now the Fire Marshall has asked for Fire Code Review. A State Traffic Application and a Phase I Environmental Survey for the High School are also needed.*

**(c) Board of Education Staff**

*Mr. Greenleaf told the Committee that the resolution of the parking issue at the High School is a relief to the High School principal and the Board of Education. Mr. Greenleaf and staff continue plan review with Gilbane, now looking at things such as sprinklers and temperature controls. Mr. Greenleaf said after considering all the possibilities he would like to stay with a single source district wide for the heating control system.*

*There is a meeting with department heads next week to discuss temporary parking during construction, summer work and a contingency plan should construction delay start of programs such as football on August 15th.*

*Mr. Greenleaf then addressed his letter on the use of geothermal technology in the school projects explaining how he came to his conclusions.*

**(d) JCJ Architecture**

*Mr. Ceella, Principal, JCJ Architecture, ran through the steps of the PSBC approval process in his discussion of the project schedule with the PSBC. Approvals for the projects are in place but come with conditions that certain issues be addressed. There is still work to be done on the building plans before bid packages can be created, however site work can still begin as scheduled. The elementary schools and work for the Merritt will be bid ahead of the High School.*

*The PSBC then saw a presentation of the total design package for the School Building Projects including site plans, building layouts, and material and interior finish details. Mr. Scheib, job captain for Fitch High School, began with site plan designs and exterior finishes. Among the items Mr. Scheib reviewed in the plan were parking, traffic control, emergency access and stormwater detention. The Committee saw material boards with the exterior finishes. Mr. Scheib then moved onto discuss "Main Street" the space that connects the existing building to the addition. The Committee saw elevations, perspective drawings and material finish boards of the dramatic space. Ms. Norris, Interior Designer, took over the presentation to further discuss the interior layout and finishes. Fitch High School students will have a chance to participate in a few color choices for the school. A set of three color schemes have been placed in common areas for students to view and then vote on for the final color palette of the classroom wing. The school colors, a subdued red and black are also prevalent throughout the addition.*

*Mr. Hoagland, job captain for the elementary schools, began his presentation with the Catherine Kolnaski Elementary School. He reviewed the site layout and then spoke of some of the interior layout adjustments that JCJ has worked on with Board of Education staff. Again, the Committee saw boards with elevations, perspectives and material finishes. The group discussed at length the pros and cons of using carpets in the classrooms at the elementary schools. Final approval for the use of carpeting in the classrooms as an add alternate at the elementary schools will be made by the PSBC. Northeast Academy Elementary School has the same design elements and interior finish schedule as the Kolanski School.*

**(e) Gilbane Building Company**

*Mr. Manning, Project Executive, Gilbane Building Co, introduced the PSBC to Mr. Scalora, the Project Manager for the elementary schools and spoke of other staff who have started work on the projects. Mr. Manning told the Committee he would provide a list of Gilbane staff for the School Building Project at the next PSBC meeting.*

*Mr. Manning reviewed the budget estimates for the schools. At this time Kolnaski is at budget and Northeast Academy is 3% above budget. Some items such as light fixtures and special systems may have to be bid as add alternates so that the most desired elements are included in the project.*

*Gilbane is still working on the Fitch High School estimate and hopes to have it for the next PSBC meeting.*

*Mr. Manning then discussed the project schedules. The Kolnaski and Northeast Academy School bid packages are projected to go out May 1st. The Fitch High School schedule has slipped four weeks in its schedule due to the BSF approval process and ICC review. In order to take advantage of the school summer break the Merritt property work will be bid separately so that it can begin in June. Gilbane will also look for interior projects that can begin in June when school lets out.*

*Cost reports for the School Building Projects have been delivered to the Public Works Department and will be presented to the PSBC at their next meeting.*

**5. UNFINISHED BUSINESS**

*Mr. Norris informed the PSBC that Gary Schneider, Director of Public Works, will handle the press releases and oversee upcoming community meetings for the School Building Project.*

**6. NEW BUSINESS**

*None.*

**7. OTHER BUSINESS**

*None.*

**8. ADJOURNMENT**

*The meeting adjourned at 9:55 pm.*